014.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	855,500 / 855,500
					USE VALUE:	855,500 / 855,500
					ASSESSED:	855,500 / 855,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	EDITH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSMER JOHN E & ISIDORA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	6 EDITH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OSMER JOHN E & ISIDORA -
Owner 2:	-
Street 1:	6 EDITH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2176 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5412.000	436,200		419,300	855,500
Total Card	0.124	436,200		419,300	855,500
Total Parcel	0.124	436,200		419,300	855,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.15 /Parcel: 393.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 11098

GIS Ref

GIS Ref

Insp Date 01/27/09

!1356!

PREVIOUS ASSESSMENT

Parcel ID 014.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	436,200	0	5,412.	419,300	855,500		Year end	12/23/2021
2021	104	FV	416,400	0	5,412.	419,300	835,700		Year End Roll	12/10/2020
2020	104	FV	416,600	0	5,412.	419,300	835,900	835,900	Year End Roll	12/18/2019
2019	104	FV	324,700	0	5,412.	445,500	770,200	770,200	Year End Roll	1/3/2019
2018	104	FV	324,700	0	5,412.	325,000	649,700	649,700	Year End Roll	12/20/2017
2017	104	FV	304,600	0	5,412.	283,000	587,600	587,600	Year End Roll	1/3/2017
2016	104	FV	304,600	0	5,412.	241,100	545,700	545,700	Year End	1/4/2016
2015	104	FV	271,500	0	5,412.	235,900	507,400	507,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:53:30

LAST REV

Date	Time
06/01/15	14:09:07
philc	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1356

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSMER JOHN E &	57455-455		9/16/2011	Convenience	1	No	No		
	11944-192		1/14/1971		31,750	No	No		N

USER DEFINED

Prior Id # 1:	11098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2015	463	Manual	9,750					
9/8/2006	755	Manual	2,000					
4/28/2005	380	Manual	2,000					REPAIRS TO EXISTIN
4/8/2002	225	Redo Kit	15,000	C				REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	Permit Insp	PC	PHIL C
7/20/2012	Info By Phon	MM	Mary M
1/27/2009	Meas/Inspect	372	PATRIOT
10/25/2000	Hearing N/C	201	PATRIOT
9/30/1999	Meas/Inspect	267	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5412		Sq. Ft.	Site		0	80.	0.97	1			Non-Con	-10					419,298						419,300	

Total AC/HA:	0.12424	Total SF/SM:	5412	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	419,298	Spl Credit		Total:	419,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13253665
Const Adj.:	0.97757620
Adj $ / SQ:	199.285
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632151
Depreciation:	195967
Depreciated Total:	436184

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

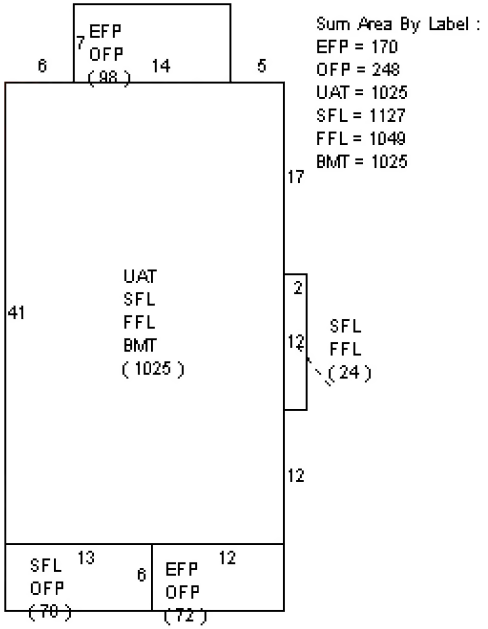
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	199.29
Special Features:	0	Val/Su Net:	112.57
Final Total:	436200	Val/Su SzAd	200.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,127	199.290	224,595
FFL	First Floor	1,049	199.290	209,050
BMT	Basement	1,025	59.790	61,280
UAT	Upper Attic	256	79.710	20,427
OFP	Open Porch	248	22.630	5,613
EFP	Enclos Porch	170	42.270	7,186

Net Sketched Area:	3,875			Total:	528,151
Size Ad	2176	Gross Area	4644	FinArea	2176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 014.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc